

**Meeting Notes**  
**Grandview Small Area Plan**  
**Thursday, May 12, 2011**  
**7:00 PM**  
**Edina Senior Center**

**Committee Members Present:** Andy Brown, Sandy Fox, Larry Chestler, Tom Bonneville, Diane Reinhart, Kim Montgomery, Greg Domke, Gene Persha, Bright Dornblaser, James Justice, Darcy Winter, Paul Nelson, Chris Rofidal, Richard Borland, Suzanne Davison, David Davison, Terry Ahlstrom, Bernie Beaver, Steve Buss, Arne Cook, Peter Sussman, David Novak, Laura Giertsen, Peyton Robb, Lisa Diehl, Linda Urban, Tom Ruppert, Tom Mattison, Ken and Adele Floren, Michael Schroeder and Kevin Staunton

**Staff Present:** Cary Teague, Jackie Hoogenakker

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**I. Welcome and Introductions**

Mr. Staunton welcomed everyone to the meeting of the Steering Committee and asked that everyone present introduce/reintroduce themselves. Introductions were made.

Mr. Staunton informed the Committee that “notes” would be taken at each meeting of the Steering Committee and that if business was conducted and a motion taken at a meeting the motion would be recorded as “minutes”. Staunton said it is important to have a written record of meetings; however, the committee shouldn’t get “bogged down” approving the notes of each meeting. Continuing, Staunton said if any member of the Steering Committee would like to make changes or additions to the “notes” they should contact Cary Teague. It was also suggested that Teague keep a Steering Committee “folder” with agendas, (if applicable) materials and notes of each meeting.

**II. Executive Committee Report**

Mr. Staunton reported that the Executive Committee (Kevin Staunton, Mike Fischer, Michael Schroeder, Kim Montgomery, Lisa Diehl, Chris Rofidal, Larry

Chestler, and Cary Teague met and scheduled their future meeting dates for the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month. The meetings would be from 8:15-9:45 AM and take place in the Mayor's Conference Room in City Hall.

Mr. Staunton proceeded and informed Members that the Executive Committee met and proposed that the Steering Committee meet the 3<sup>rd</sup> Thursdays of each month. The following meeting dates were submitted for approval. June 16<sup>th</sup>, July 21<sup>st</sup>, August 18<sup>th</sup> and September 15<sup>th</sup>. Staunton asked if there was a motion to accept those dates.

**Bernie Beaver moved to accept the following meeting dates of the Steering Committee; June 16<sup>th</sup>, July 21<sup>st</sup>, August 18<sup>th</sup> and September 15<sup>th</sup>. Chris Rofidal seconded the motion. All voted aye; motion carried.**

Mr. Staunton said that over the next few months the Steering Committee needs to chart out their course. Staunton said an RFP needs to be written to retain consultants, adding an event or charette should be scheduled (August, September) to shape ideas for a development framework.

Staunton said at this time he would like the convener from each of the four workgroups (Community Needs and Public Realm, Market Analysis and Finance, Land Use and Community Design and Transportation) to share with everyone the results of their conversations in the small group meetings.

### **III. Work Group Reports**

#### Kim Montgomery – Community Needs and Public Realm

Ms. Montgomery said their group met with the goal of defining what City residents would like to see in the Grandview Area. Montgomery said the entire group broke into 5 working groups to address the following two questions:

1. What amenities should a 21<sup>st</sup> century city have that we do not have at all in Edina in general or in this area in particular?
2. Which of those amenities would be a good fit for this geographic area?  
What do we, as residents not want in this area?

Ms. Montgomery noted the group(s) discussion found areas of commonality.

1. The need for connectors both social and physical.
2. Create an identity for the area.

Ms. Montgomery reported that many members expressed the idea that social connectedness was very important with group members suggesting: community gathering areas that cross generations - (i.e. town square, community/civic/cultural center, meeting rooms). Ms Montgomery said the groups also had suggestions on what they don't want to see in this area; no big box retail and limited building height. The majority suggested that any new buildings should fit in with the current height of the buildings already in the area.

Concluding Ms. Montgomery said with regard to transit that members were split, with some members concerned about increased congestion in the Grandview area while others expressing the opinion that having a mass transit stop in this area would be critical to the City's future.

#### Larry Chestler – Transportation

Mr. Chestler said David Davison of their group would be investigating the feasibility of light rail in the Grandview area. The group will continue to study vehicle, pedestrian activity through the site.

#### Lisa Diehl – Market Analysis and Finance

Ms. Diehl said that at this time the group is in a "holding pattern". Diehl explained that the group is also waiting for information from the housing survey.

Gene Persha addressed the group and said that he was very interested in TIF Districts, adding that he attended a discussion on TIF with the majority of the conversation focused on Southdale. Continuing, Persha said in his opinion TIF shouldn't be dismissed for this area, adding TIF has regulations but there are incentives to develop by creating a TIF District. Persha said there is hope for creative financing in the area using TIF.

## Chris Rofidal – Land Use and Community Design

Mr. Rofidal said their group would work on identifying community needs, and would reach out to the business community to help bring business and property owners into the fold.

Gene Persha told the group that he attended a discussion in St. Louis Park on the impact of the railroad in that City. Persha said in Edina's case it may be wise to consider the option of building over the railroad tracks (in certain areas). This would gain more park land.

Mr. Staunton thanked everyone for sharing their meeting discussion and acknowledged the "newcomers" to the meeting and asked them to introduce themselves.

Darcy Winter, Jerry's Enterprises

Jim Baisch, UPS Store

Tom Ruppert, Edina Highlands resident

Ken and Adele Floren, residents of Grandview Square

Mr. Staunton again thanked everyone for their participation and said at this time he would like Michael Schroeder to "take over" and lead the visioning exercise.

### **IV. Grandview Visioning Ideas Exercise:**

Michael Schroeder addressed the Committee and asked them to refer to the handout sheets provided titled "Grandview Ideas". Schroeder suggested that the Committee break into groups and as a group fill out the exercise sheet; limiting one idea to each sheet. Schroeder suggested thinking big and outside the box on this exercise. Also, be creative and articulate your ideas. Schroeder reminded the members that their ideas should tie back to the 7 Guiding Principles and would also make their way to the consultants the committee retains.

Kevin Staunton allotted time for the exercise with regrouping and sharing of ideas after the exercise was complete.

## **Idea Name and Supporting Description if Provided:**

### **Heights Appropriate to Context-Grandview Square and Jerry's Offices**

Peyton Robb, Sue Davison, Bernie Beaver, Jim Baisch, Peter Sussman

- Fill in the excavated hill as starting point (public works) and build up from there. Define "tall" as higher than 4-stories = limit.

### **Broad Dynamic District Wide Vision**

Peyton Robb, Sue Davison, Bernie Beaver, Jim Baisch, Peter Sussman

- Keep broad scale in mind.

### **Parking Structure @ Public Works – Park Above**

Peyton Robb, Sue Davison, Bernie Beaver, Jim Baisch, Peter Sussman

- Transportation below grade (potentially including school buses)

### **Encourage Large Development**

Peyton Robb, sue Davison, Bernie Beaver, Jim Baisch, Peter Sussman

- Medical complex, large office complex, transportation hub. Also accommodate small business and neighborhood needs. A transportation hub requires a larger development to justify the cost of the transit facility. This district can be an employment center.

### **Retain Diversity of Business Site**

Peyton Robb, Sue Davison, Bernie Beaver, Jim Baisch, Peter Sussman

- Support small business – incubator

**Small Business Zone that can serve the Community and be an asset to the Community.** Peter Sussman, Jim Baisch

- Unique businesses that can create jobs. Businesses that are best run on a small scale can blend in with the surroundings. (Arts/Crafts Bookstore (Specialty))
- In Planning Stage make room for small business to coexist with the large businesses

**Density Sufficient to Support Bridging within the District**

Peyton Robb, Sue Davison, Berne Beaver, Jim Baisch, Peter Sussman

- Vision requires framework. Framework provides opportunity. Small Town feel

**Incorporate Sustainability and Long-Term Planning**

Peyton Robb, Bernie Beaver, Sue Davison, Jim Baisch, Peter Sussman

- Use Demographic study results. e.g. desirable housing for young families.
- Use Sustainability Principles (e.g., The Sustainable Sites Initiative)

**Town Square-Civic Center-Targeted Retail/restaurant/office**

James Justice

- Attractive, unique, “old feel” design. Encourage business with lower vehicle turnover. Keep it local!

**Public Space/Plaza Area**

Andy Brown, Dave Davison, Lisa Diehl, Rich Borland, Larry Chestler

- Iconic design feature – Sculpture garden, gazebo, band-shell, gathering open areas. Internal//External

**Expanding and Supporting the Business Hub**

Andy Brown, Dave Davison, Lisa Diehl, Rich Borland, Larry Chestler

- Supporting additional growth of existing business and services.

- Identity of Grandview Neighborhood Trade Area
- Support of future demands – more restaurants and service businesses.

### **Transit**

Andy Brown, Dave Davison, Lisa Diehl, Rich Borland, Larry Chestler

- Dan Patch (slow train, with linkage to other connectors/stations)
- Unintended consequences of southwest rail. Would help avoid people going to other transit stations going thru Edina neighborhoods to get to SW light rail.

### **Use Topography as your Friend Part I and II**

Arne Cook

- Part 1 was an illustration
- Part 2 – Put all parking transit oriented in lower levels and public purpose on top levels with easy access to Highway 100
- Design ingress egress similar to transit area and parking lots A B & C between Target Center and Target Field off of 394

### **Land Physical Data Needs**

Arne Cook and Tom Bonneville

- For all the area: provide topography and grading plans for as-built, surveys, plats, site plans, all road and existing utilities
- For the public works area, provide topo, grading, utility layout, as-built building plan, soils report. Environmental Report, elevation data for adjacent buildings across tracks and others.
- Data from Transportation Committee – RR use, heights, frequency of trips, row rights, interest in a 1<sup>st</sup> floor transit stations.

### **Put a Lid on It** Arne Cook

Reconfigure access lanes to 100 and cover highway 100 to “create” three new acres of land in Edina – Green space – free up other adjacent land for development.

### **Town Center – Mixed Use**

Tom Ruppert and group

- Development (higher density) connecting Grandview Development to City Hall
- Residential high rise vs. no high rise (8 stories)
- Office
- Retail, long term, not stop and shop
- Minimize public expense
- Look to Centennial Lakes model
- Designed to appeal to the immediate community-not a destination

### **Intergenerational Community Center with parking ramp building into hillside**

Kim Montgomery, Gene Persha, Steve Buss, Bright Dornblaser

- Intergenerational Community Center with the following:
  1. A green roof
  2. An outdoor café on the roof
  3. Meeting rooms
  4. Performance spaces
  5. Gym including basketball court/running track
  6. Rental spaces
  7. Training spaces
  8. Retail spaces in the bottom (smaller retailers/service businesses)

### **Connecting Neighborhoods with Bikes and Walkers/Aesthetically Pleasing Boulevard - illustration**

Kim Montgomery, Gene Persha, Steve Buss, Bright Dornblaser

### **Performing Arts & Cultural Center**

Linda Urban, Terry Ahlstrom, Laura Giertsen

- Would include an auditorium, gallery space, meeting and educational rooms. Could also be utilized and marketed as a convention site. Edina needs a larger auditorium than the H.S. - for example, we rent Northrup auditorium for graduation exercises.



- If a performance space was there, I think community theater groups would flock to it. Bloomington Performing Arts Center is a good example.

### **“For Different Reasons at the Same Time” – A Performing Arts and Cultural Center**

Terry Ahlstrom, Linda Urban, Laura Giertsen

- A full service venue for plays, concerts, speakers, showcase for arts that would be a drawing card for people of all ages in our community. It would fulfill a need that is currently NOT MET AT ONE SPOT,

### **Pool/Community Center** T. Ahlstrom, L. Urban, L

- Updated version of Edinborough with more of a teen/family center.
- Incorporate sports uses (pool, work out facility) with cultural opportunities (small room facilities, auditorium)
- Please for people with all interests.
- Big need in City for more pool space, all pools are booked everyday day/night after school

### **Rooftop/Outdoor Space/Promenade.** T. Ahlstrom, L. Urban, L

- Take advantage of any height to get outdoor setting – view of skyline.
- Use “covering” railroad as old fashioned tree lined promenade for people to gather. Enhance with sculptures/
- Pedestrian Flavor throughout site – connectors exterior and interior (skyways)
- Social/random interactions

### **Pedestrian and Traffic Flow** T. Ahlstrom, L. Urban, L

- Re-route traffic and entrance ramps, perhaps eliminating Gus Young Drive and/or other roads, minimize need for pedestrians to cross traffic would like to see meandering sidewalks with benches, gardens, sculpture, gazebo.....with businesses and restaurants fronting on it.

### **Fix Gus Young Lane – The Z turn needs to be fixed.** Gene Persha

- Illustration plus: 1) change RR Bridge 2) alter roadway through there. 3) get rid of the right turns

### **Central Atrium Mixed Use Facility**

Sandy Fox, Chris Rofidal, Darcy Winter, Greg Domke

- Turn the outside in – secondary option (2-sided store fronts)
- Internal Transportation corridor for the district (a connector with connector to City Hall)
- Service/Retail/Small Business
- Flexible spaces that can be used for business (startup)
- Rehearsal spaces - recitals

### **Sheets with Untitled Idea Names:**

Diane Reinhart – Remove school bus garages and relocate. Tear down City garages for mixed use commercial/residential. No large residential high-rises. Try to look like Centennial Lakes but not as dense. Don't become 50<sup>th</sup> and France! Let that be the downtown!

Ken and Adele Floren – We want the area to be developed such that we have a very effective combination of park like areas (i.e. public financed) and attractive commercial/office use (i.e. privately financed) such as Centennial Lakes Area\*. The commercial should not include any more short turnover businesses (i.e. fast food, dry cleaning, liquor store, etc.). We want to draw mostly locally not be a destination point for a large area.

\*No high-rise

Staunton invited a representative from each group to briefly share their “vision” and place their work sheets on the “sticky wall”.

**V. Next Meeting Date**

Mr. Staunton thanked everyone for their participation and said the Steering Committee will meet again on June 16<sup>th</sup>.

Mr. Staunton adjourned the meeting at 9:00 PM

*Jackie Hoogenakker*  
Respectively Submitted by

DRAFT